

SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowner of the San Lorenzo Community Association

From: Your Board of Directors

RE: Community Newsletter Items for May 2014

GENERAL DISCUSSION ITEMS

The Board discussed the current Construction Defect case that the association is investigating. Please be advised that if you are going to sell your unit, you need to disclose to any potential buyers that the association is currently involved investigating if the association has a case for Construction Defect – Pre Litigation. Contact Management at (714) 395-5245 or email David@stonecastle.com to get further information to provide to a potential buyer. A most recent disclosure dated February 2014 was recently included in your association billing statement. ****UPDATE**** The association's construction defect attorney is scheduled to meet shortly with the builder's representatives in the form of another mediation. Anticipate a possible Town Hall meeting of the members in the coming months that will be a special presentation regarding the current status of the community's claims.

COMMITTEE REPORTS

Tree Committee – The first phase of tree removals for those homeowners who followed the correct policy and subsequently approved by the board, its committee and the City of Yorba Linda will take place in the coming weeks. The five pine trees at the end of the clubhouse parking lot facing the golf course will not be removed, rather they will continue to be maintained by the City on at least a bi-annual basis, but no less than annually. Future requests from homeowners for specific tree removals around the perimeter of the community will be taken into consideration once all the mandatory requirements have been fulfilled per the current association policy. Once there is an ample number of requests that justify the cost, the Board will approach the City with further requests.

UNFINISHED AND NEW BUSINESS

- **Earthquake Insurance Survey** –Please also see the explanation letter for the inquiry in your most recent mailing. The Board is requesting feedback on the possibility of obtaining earthquake insurance for the community. Please forward your correspondence to your management representative David Fisher at: david@stonecastle.com or via the address noted below.
- **Patrol of San Lorenzo** – Parking patrol service is now in full swing throughout the community! Primary inspections will be made between the hours of 2:00 a.m. and 6:00 a.m. Please be advised that the pool area will also be inspected nightly as well. Please abide by the pool access times.
- **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, June 9, 2014 at 7:00 p.m. at the association's clubhouse.

*Professionally Managed by StoneKastle Community Management, Inc.
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